

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1009/18 WATERVIEW WALK DOCKLANDS VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Docklands

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2206/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$710,000	15-Apr-24
2502/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$715,000	11-Apr-24
1507/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$690,000	07-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 June 2024



**2206/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS}

\$710,000

Sold Date

15-Apr-24

Distance

0.12km



**2502/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

\$715,000

Sold Date

11-Apr-24

Distance

0.12km



**1507/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS}

\$690,000

Sold Date

07-May-24

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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